

# \$330,000 - 4028, 49 Avenue, Innisfail

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MLS® #A2216774

## \$330,000

2 Bedroom, 1.00 Bathroom, 1,058 sqft

Residential on 0.20 Acres

Central Innisfail, Innisfail, Alberta

Welcome to 4028 49 Avenue located in Central Innisfail. A charming bungalow on a large lot that has been well maintained and awaits its new owners. This home offers a good size living room/dining area, which is open to the u-shaped kitchen with pantry. Beautiful wood cabinets and ample counter space. Down the hall is a good sized primary bedroom, the second bedroom and 4 pc bath. Just off the kitchen to the back of the home is an extra space to set up a home office or even just an extra space for a cozy reading nook or sitting area. Off of this area you have two doors on each side, one to your private patio and the other to the side of the property. Heading down the stairs is a large but cozy family room with a wood burning stove and a perfect sized dry bar for entertaining friends on hockey or ball game nights. The rest of the basement is laundry room, utility area that has a toilet and a sink just tucked away behind a shower curtain. As well as a small room for fire wood or storage. The back yard is cute with large patio space and a private sitting area just out the side door of the den. A perfect setting for entertaining or enjoying a quiet evening. Zero-scaping completes the rest of the yard with mature trees. Double detached insulated garage, shed, perfect sized shop on skids that is insulated and has power, perfect for hobbies or a home business.

Built in 1963



## Essential Information

MLS® #	A2216774
Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,058
Acres	0.20
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4028, 49 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1J8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Wet Bar
Appliances	Electric Oven, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Desert Back, Few Trees, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R-2

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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